

**4707 81 Street NW
Calgary, Alberta****MLS # A2194916****\$799,900**

Division:	Bowness		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,660 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Front Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: NA

Discover an exceptional opportunity to own a brand-new infill townhouse in the vibrant and rapidly growing community of Bowness! This beautifully designed home offers over 2,100 sq. ft. of thoughtfully crafted living space, featuring high-end finishes such as wide plank engineered hardwood floors, quartz countertops, fully tiled showers and bathtubs, designer lighting fixtures, and sleek LG stainless steel appliances. The standout feature of this property is the LEGAL SUITE in the basement—a rare find in new townhomes in the area—offering a fantastic rental income opportunity. Live in one unit and rent out the other, with fully separate utilities for each space, including independent water, gas, and electricity (8 meters in total for the 4plex). The entire home is built for comfort and efficiency, with full insulation in all interior walls and a 5-6" spray-foamed roof. Upstairs, you'll find 3 spacious bedrooms on the 2nd floor plus a 4th bedroom & bonus room on the third floor. Off of the spacious bonus room leads to a stunning rooftop patio with breathtaking views of COP and the Rocky Mountains—perfect for entertaining or relaxing. Wide interior stairs and high-end railings add to the thoughtful design and superior craftsmanship. With a convenient private front separate entrance, the legal basement suite is equally as well designed with both function and style. Large windows add bright natural light, making the suite welcoming and extra desirable. Located in a prime area of Bowness, this home is just steps from the River, Bowness Park, and endless outdoor recreation opportunities. With quick access to the mountains and close proximity to downtown, this is your chance to invest in a flourishing community before it reaches full build-out. Don't miss this unique opportunity to own a brand-new home and become a landlord at

the same time!